

CAPSULE SUMMARY
10435 Charles Street (CH: 557)
Charles County, Maryland

Located near the village of Newtown and not far from the Baltimore and Potomac Railroad (B & P) line, the modest building at 10435 Charles Street illustrates the pattern of residential development in southern Maryland at the turn of the 20th century. This bungalow, dating from circa 1900, exhibits minor architectural detailing associated with the Queen Anne style. The building was constructed for John W. and Eliza J. Penn, who conveyed the property in 1907. During the second quarter of the 20th century, the property was transferred numerous times among members of the Cooksey family.

The wood frame, single-family structure is one-and-a-half-stories in height and measures three bays square. It rests on a concrete pier foundation, and is clad with weatherboard siding and cornerboards. A porch with fancy-turned posts extends the width of the facade, which is pierced by a central entry. The front gable roof is sheathed with asphalt shingles and has an unadorned eave. Two central interior brick chimneys with corbeled caps mark the roofline. A 1920s barn and 1960s ranch house are located to the northwest of the building, flanking an in-ground pool

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH:557

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1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 10435 Charles Street not for publication _____

city or town La Plata vicinity _____ state Maryland code MD

county Charles County code 17 zip code 20646-4019

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
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<u>2</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>2</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____

No ☒

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

Materials (Enter categories from instructions)

Foundation Pier: Poured Concrete

Roof Gable: Asphalt Shingle

Walls Wood Frame: Weatherboard

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1900-1949

Significant Dates c. 1900

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York, NY: Henry Holt and Company, 1994.

Charles County Land and Will Records. Charles County Courthouse and the Maryland State Archives, Annapolis, Maryland.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1985.

Rivoire, J. Richard. *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*. Crownsville, MD: Maryland Historical Trust, 1990.

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10. Geographical Data

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Acreage of Property 2.12 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 10435 Charles Street is designated as Parcel 155, Grid 18 as indicated on Map 44.

Boundary Justification (Explain why the boundaries were selected.)

The property at 10435 Charles Street has historically been associated with Parcel 155 since the building's construction at the turn of the twentieth century.

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11. Form Prepared By

=====

name/title R. Weidlich and C. Novelli, Architectural Historians
organization EHT Traceries, Inc. date July 16, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Dallas H. Clavier
street & number 10435 Charles Street telephone _____
city or town La Plata state MD zip code 20646

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 557

Section 7 Page 1

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county and state

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Constructed at the turn of the 20th century, the single-family dwelling at 10435 Charles Street exhibits the bungaloid form with vernacular interpretations of the Queen Anne style. The wood frame structure is one-and-a-half-stories in height and measures three bays wide and three bays deep. It rests on a poured concrete pier foundation, and is clad with weatherboard siding and cornerboards. A three bay wide porch with turned posts adorns the façade, which is pierced by a central entry. The front gable roof is sheathed with asphalt shingles and has an unadorned eave. Two central interior brick chimneys with corbeled caps mark the roofline. The freestanding dwelling is located on a level grassy lot on the west side of the street. The property features foundation plantings with landscaping timbers around the house, mature trees, and an asphalt driveway. A 1920s barn and 1960s ranch house are located to the northwest of the building, flanking an in-ground pool

EXTERIOR DESCRIPTION:

The façade, or the east elevation of the house, is three bays wide, and is marked by a full-width porch. The porch has a half-hipped, asphalt shingle roof, which is supported by turned wood posts decoratively painted with alternating bands of color. Modern balustrades of vertical posts have been added between the posts. The central entry contains a single-leaf, multi-light wood door framed by a narrow casing with backbanding. Flanking the entry are 2/2 wood windows with wood sills, flower boxes, and narrow casings. The front gable of the structure is marked by a small fixed one-light window with under-sized wood shutters and narrow recessed casings.

The north elevation contains two single 2/2 windows flanking a paired 2/2 window. The paired window, with a thick mullion, is slightly smaller in size than its counterparts. The rear, or west elevation, features a shed roof porch on the southern end. The northern section of the elevation is obscured by a shed roof addition set upon concrete piers. Devoid of openings, the addition is clad with weatherboard siding. The shed roof of the porch is supported by square wood posts and vertical posts that act as the balustrade. The center bay of this elevation has a single-leaf panel-and-light wood door with a wide square-edged casing and a screed door of metal. A single 2/2 window, with similar casings, is set to the right of the door. As seen on the façade, a small square opening pierces the gable. It holds a 2/2 window. The

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south elevation is marked by three 2/2 windows with square-edged surrounds, wood sills, and flower boxes.

CONTRIBUTING BUILDINGS:

Northwest of the house is a one-story, two bay wide barn that was built in the 1920s and is now being used as a garage. It features a front gable, standing seam metal roof and a shed roof bins at the sides. The wood frame structure has vertical board siding. A single-leaf cross-braced wood door is located on the east elevation, and a double-leaf, cross-braced sliding door is on the south elevation.

A 1960s brick ranch house stands northwest of the main house. One-story in height and five bays wide, it has stretcher-bond brickwork and a shallow side gable, asphalt shingle roof. An in-ground, poured concrete swimming pool is set behind the house. A paved driveway connects all of the buildings.

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Located near the village of Newtown and not far from the Baltimore and Potomac Railroad (B & P) line, this modest bungalow in La Plata illustrates the pattern of residential development in southern Maryland at the turn of the 20th century. The building, dating from circa 1900, exhibits minor architectural detailing of the Queen Anne style with its turned posts and square-edged surrounds. The building was constructed for John W. and Eliza J. Penn, who conveyed the property in 1907. During the second quarter of the 20th century, the property was transferred numerous times among members of the Cooksey family.

Following the Civil War, railroads made the greatest impact upon community development, particularly the completion of the B & P Railroad's main line from Bowie in Prince George's County to Pope's Creek in Charles County in 1872. Small towns in southern Maryland grew along the regular stops of the B & P line, and developed as service centers for the surrounding rural areas. Beginning in 1873, the railroad operated a freight train to Baltimore once a week to carry local produce. In the 1880s, land values in southern Maryland rose rapidly in response to increased profits from agriculture. The Baltimore and Potomac Railroad, therefore, was responsible for agricultural prosperity in southern Maryland during the 19th and 20th centuries. After a period of relatively slow growth during the last three decades of the 19th century, the population of Charles County began rising steadily during the early 20th century.

This modest bungalow is vernacular with minor Queen Anne style detailing on the front porch. The bungalow form became the dominant house type of middle- and working-class housing in the period between 1900 and 1920. It was a house type spread primarily by plans sold in popular catalogues, rather than by architects. Bungalows are typically one-and-a-half-story buildings, with low, horizontal lines and an integral porch on the front of the house. They are also characterized by a series of broad gables that form contiguous receding planes. Gables often are bracketed and have wide projecting eaves. Roofs are gently pitched and often have either gable or shallow shed dormers. Windows are either sash or casement with many lights or single panes of glass. Bungalows are also notable for their earth-tone stains and use of natural materials such as stones, shingling, or stucco. Bungalows were enormously popular in the early years of the 20th century because they were inexpensive to design and build.

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National Register Evaluation:

The building at 10435 Charles Street is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the building and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Although the building provides an example of vernacular rural architecture, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Not Recommended P

Comments:

Review, OPS: QPR ↓ Date: 11/3/99

Reviewer, NR Program: _____ Date: _____

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

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Chain of Title:

May 29, 1897: Frederick and Jennie Stone to John W. Penn
Land Records of Charles County
Liber JST 9 Folio 138

May 24, 1907: John W. and Eliza J. Penn to John H.D. Cooksey
Land Records of Charles County
Liber FDM 18 Folio 217

October 10, 1912: John H.D. and Eva H. Cooksey to Ida E. Moran
Land Records of Charles County
Liber HCC 24 Folio 682

January 11, 1919: Ida E. and Thomas D. Moran to Richard P. Murphy
Land Records of Charles County
Liber WMA 34 Folio 115

September 23, 1922: Richard P. and Bertha M. Murphy to Marshall
Grafton Cooksey and Mary E. E. Cooksey
Land Records of Charles County
Liber 39 Folio 451

September 15, 1936: Marshall Grafton and Mary E. E. Cooksey to
Wilson Cooksey, Sr.
Land Records of Charles County
Parcel A-1
Liber 63 Folio 504

January 29, 1942: Marshall Grafton and Mary E. E. Cooksey to
Elsie L. Garner
Land Records of Charles County
Parcel A-2
Liber 75 Folio 545

January 29, 1942: Elsie L. Garner to Marshall Grafton and Mary
E.E. Cooksey
Land Records of Charles County
Parcel A-2
Liber 75 Folio 546

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- September 15, 1945: Marshall Grafton Cooksey and Mary E.E. Cooksey
to Wilson Cooksey, Sr.
Land Records of Charles County
Parcel A-2
Liber 82 Folio 181
- March 12, 1964: Wilson and Mary Inez Cooksey, Sr. to Wilson and
Helen Annette Cooksey, Jr.
Land Records of Charles County
Parcels A-1 and 2
Liber 168 Folio 29
- September 25, 1945: Marshall Grafton and Mary E. E. Cooksey to
Walter Alfred and Maria Jane Higgs
Land Records of Charles County
Parcel B
Liber TBM 82 Folio 228
- June 12, 1951: Walter Alfred and Maria Jane Higgs to Wesley E.
and Mercer L. Brown
Land Records of Charles County
Parcel B
Liber 96 Folio 282
- August 16, 1956: Wesley E. and Mercer L. Brown to William L. and
Inez M. Overcash
Land Records of Charles County
Parcel B
Liber 125 Folio 363
- March 19, 1964: William L. and Inez M. Overcash to Wilson and
Helen Annette Cooksey, Jr.
Land Records of Charles County
Parcel B
Liber 168 Folio 143
- December 20, 1991: Wilson and Helen Annette Cooksey, Jr. to Dallas
Herbert Clavier and Connie Kay Gragan
Land Records of Charles County
Parcels A-1 and 2, and Parcel B
Liber 1611 Folio 315

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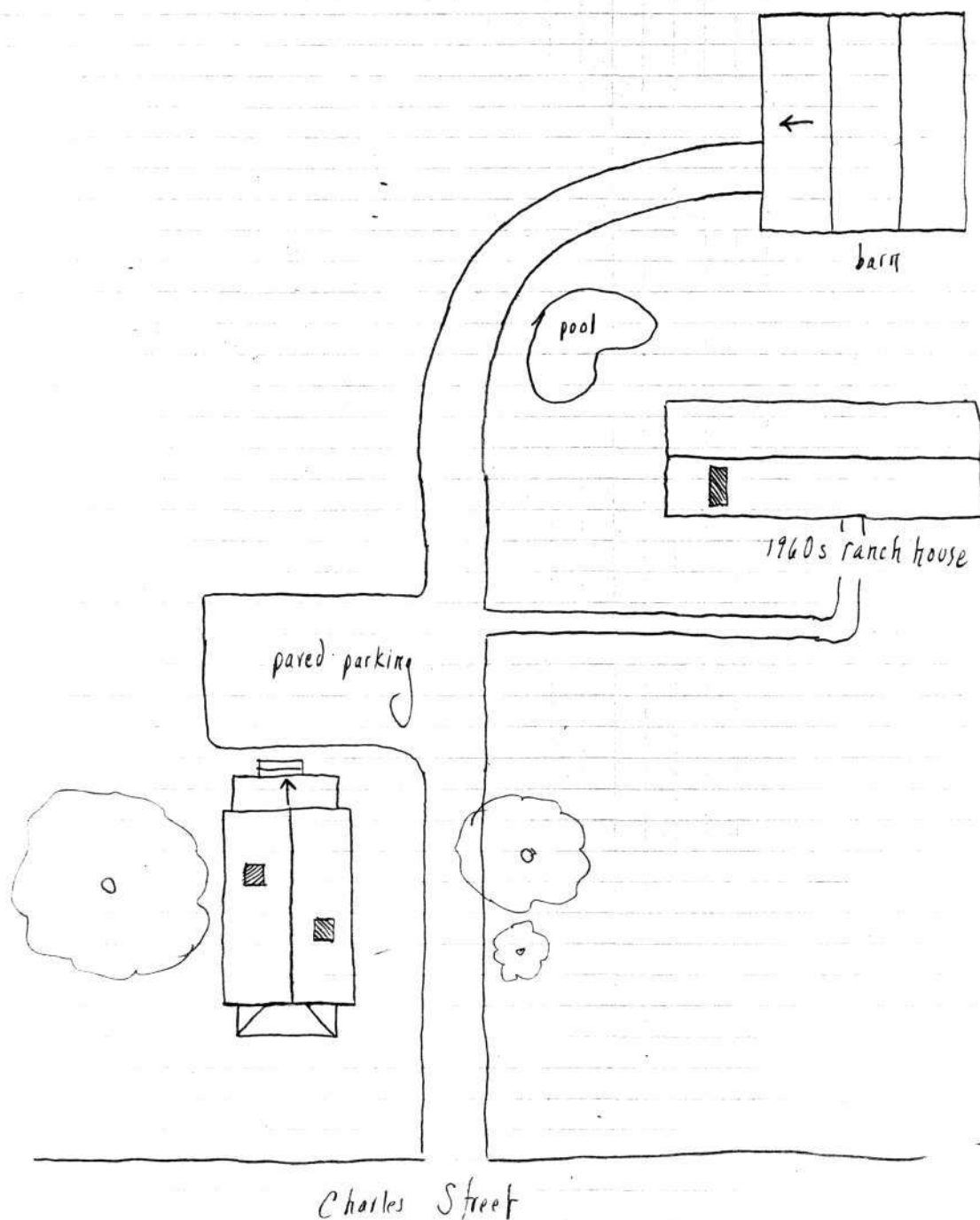
10435 Charles Street
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November 3, 1993: Dallas Herbert Clavier and Connie Gragan
 Clavier (formerly Connie Kay Gragan) to Dallas
 Herbert and Connie Gragan Clavier, tenants by
 the entirety
 Land Records of Charles County
 Liber 1871 Folio 95

June 6, 1998: Dallas H. and Connie G. Clavier to Dallas H.
 Clavier
 Land Records of Charles County
 Liber 2584 Folio 273

CH-557

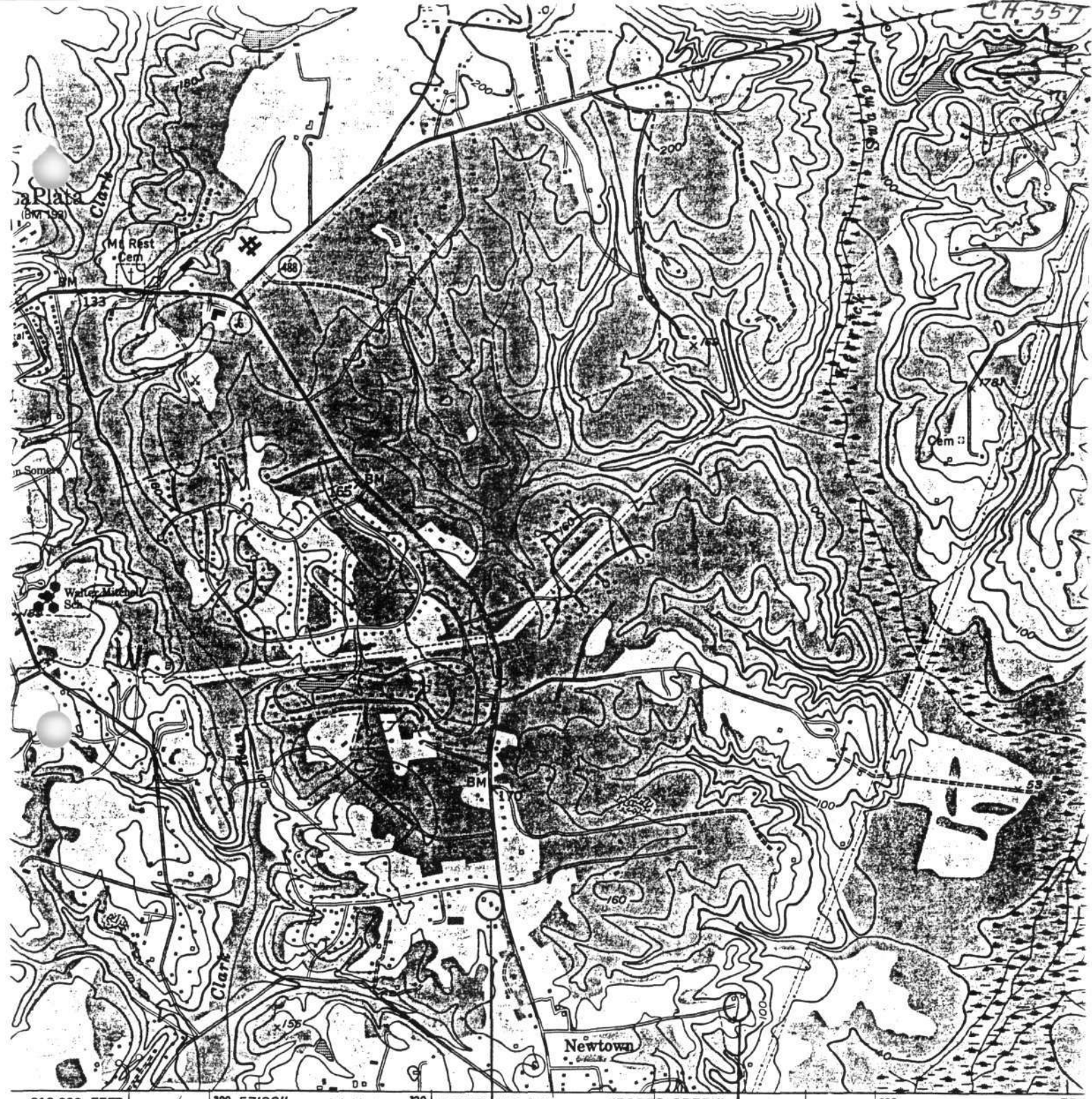


10435 Charles Street CH-557

Charles County
Maryland

Resource Sketch Map 1999
Not Drawn to Scale





810 000 FEET 329 57'30" 330 DENTSVILLE 3 MI. (POPE'S CREEK) 5660 IV NW 332 55'

10435 CHARLES STREET CH-557 SCALE 1:24000 10650 CHARLES STREET CH-558

1 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0.5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

La Plata USGS Quad

10" 178 MILS 1"12" 21 MILS

↑



CH: 557

10435 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES

JUNE 1999
MD SHPD

northeast corner

1 of 5



CH: 557

10435 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES

JUNE 1999

MD SHPO

northeast corner

2 of 5



CH:557
10435 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO
southelevation
4 of 5



CH:557

10435 CHARLES STREET
CHARLES COUNTY, MD
TRACERIES

JUNE 1999
MD SHPO

barn

5 of 5